

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
MINUTES

November 4, 2003

The meeting was called to order at 4:00 p.m. by Chairperson, D. Chambers.

MEMBERS PRESENT: D. Chambers, J. Hilt, L. Spataro, A. Medema, T. Bosma, T. Russo

MEMBERS ABSENT: L. Cole, excused.

STAFF PRESENT: B. Lazor, H.Griffith

OTHERS PRESENT: J. Gebolys, Alstrom; R. Mims, 143 W. Southern.

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of October 7, 2003, was made by L. Spataro, supported by J. Hilt and unanimously approved.

NEW BUSINESS/PUBLIC HEARINGS

Case 2003-72: Request to change previously approved window design. Applicant: Alstrom (James Gebolys) 621 W. Western; District: Clay Western; Class: AA. B. Lazor presented the staff report. The applicant was approved for new windows on the Western Avenue frontage in February of 2003. The applicant is coming back with a change in the design of the two large windows currently enclosed with glass block. The applicant indicated that the new windows would be the same kind as the ones previously approved. The applicant has supplied two options for windows, which were provided to the commission members. The applicant prefers option 1, with the clear panes on the bottom and the muntins [grills/divided light] on the top. Commercial buildings often have windows that are large and have a clear view outside. The new window design reflects more of a storefront feel. Staff recommends approval of the window design in option. Staff reminds applicant to obtain all necessary permits before commencing construction.

T. Russo stated that this would be fine with him. He stated that the building is looking really nice.

L. Spataro left at 4:03 p.m.

B. Lazor asked if they were still going to be using Kawneer aluminum framed (anodized bronze) windows that have clear glass. J. Gebolys stated that they were.

A motion that the change in design of the lower two windows facing Western Avenue be approved per submitted details, was made by J. Hilt, supported by T. Russo and approved.

L. Spataro returned at 4:06 p.m.

Case 2003-73: Request to re-roof building in sections. Applicant: Reola Mims 143 W. Southern; District: Jefferson; Class: AA. B. Lazor presented the staff report. According to the applicant, the roof is leaking and it needs to be replaced. The applicant, however, can only replace a section of roofing at a time. The applicant indicated that the new shingles on the roof were to be a darker color than what is currently on the roof. The applicant hopes to have the roof completed by the spring of next year. The reason that this request is being brought before the HDC is because of the unusual nature of it. Most requests are for an entire roof to be replaced at one time. The applicant states that she will be working on more sections in the future, but can only do them one at a time. The other reason to bring it before the HDC is because of the color change. Since the staff approval policy was instated color changes have not been an issue, however, because this house is being done in sections, staff feels the HDC should review the effects of this. Staff would recommend approval of this schedule of replacing the roofing materials with the condition that the entire roof be one type (standard asphalt shingles or better) and color when finished.

A. Medema asked if the home was currently for sale. R. Mims stated that it is until November 27th at which time it won't be for sale any longer. A. Medema asked if the roof would have to be done in order to obtain an occupancy permit since it is a rental. L. Spataro explained that it would be if she needed to obtain the occupancy permit. He explained the process.

A motion that the replacement of the roof in sections be approved with the following conditions: 1) The entire roof shall match in color and materials. 2) The shingles shall be standard asphalt (as indicated) or better, was made by T. Russo, supported by L. Spataro and unanimously approved.

1586 Jefferson B. Lazor wanted to inform the commission members that the home would be getting a new roof. It has wooden shakes under asphalt shingles. They will be removing both and replacing them with asphalt shingles.

OLD BUSINESS

None.

OTHER

Updated staff approval policy. B. Lazor explained the proposed changes. The commission members discussed the changes to the roof requirements.

A motion to approve the proposed changes to the staff approval policy as presented, was made by L. Spataro, supported by T. Bosma and unanimously approved.

ADJOURN

The meeting was adjourned at 4:17 p.m.